HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: July 2018

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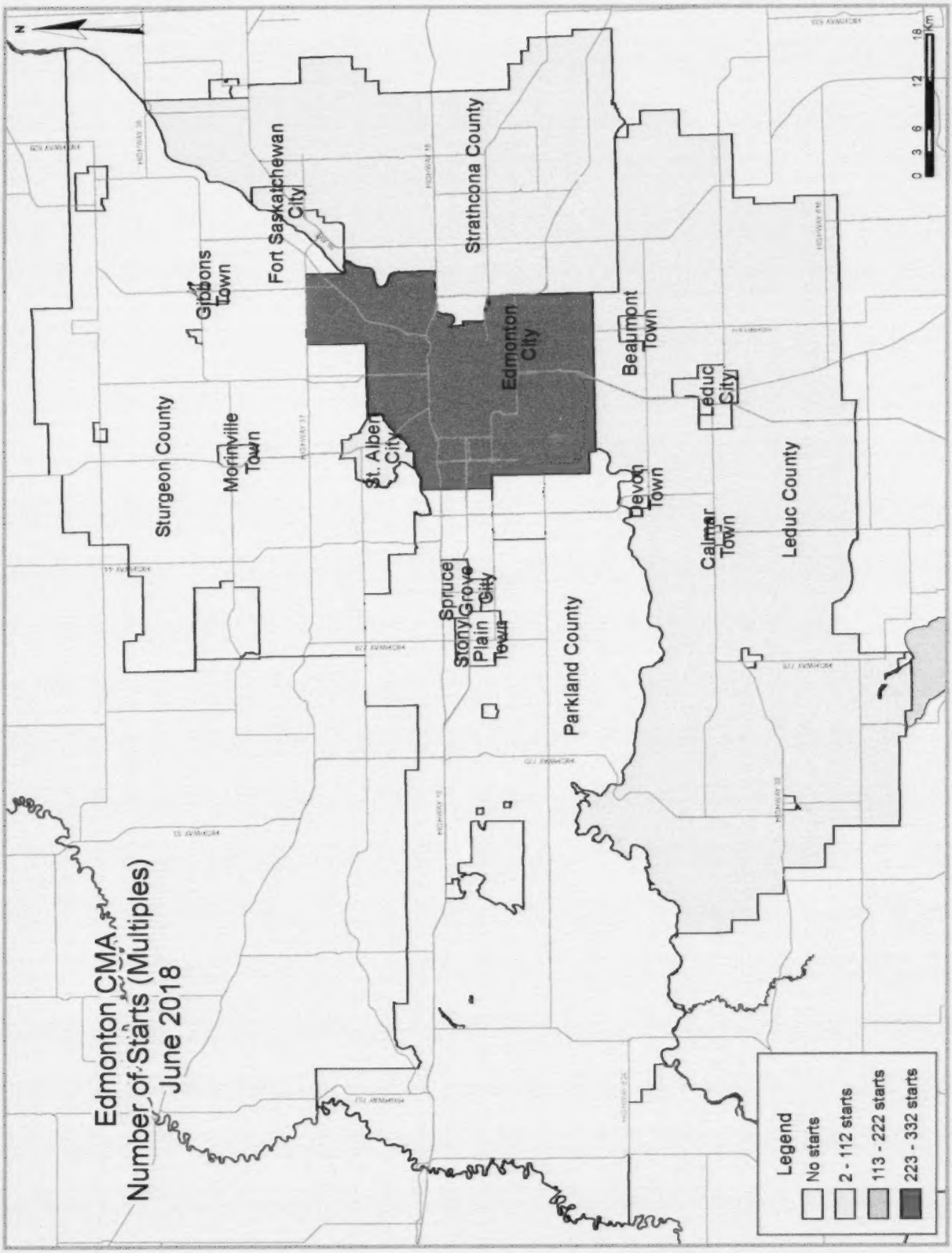
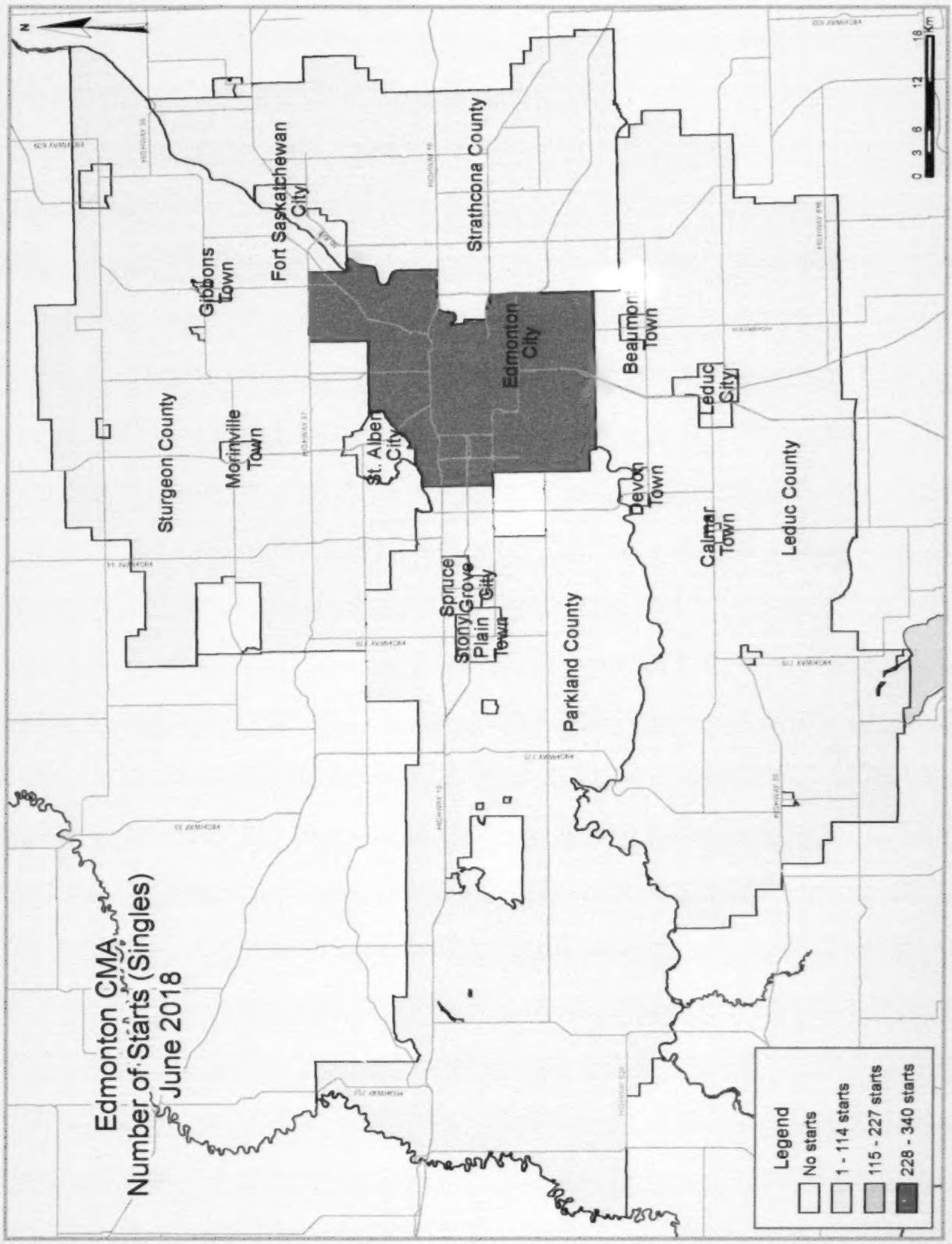
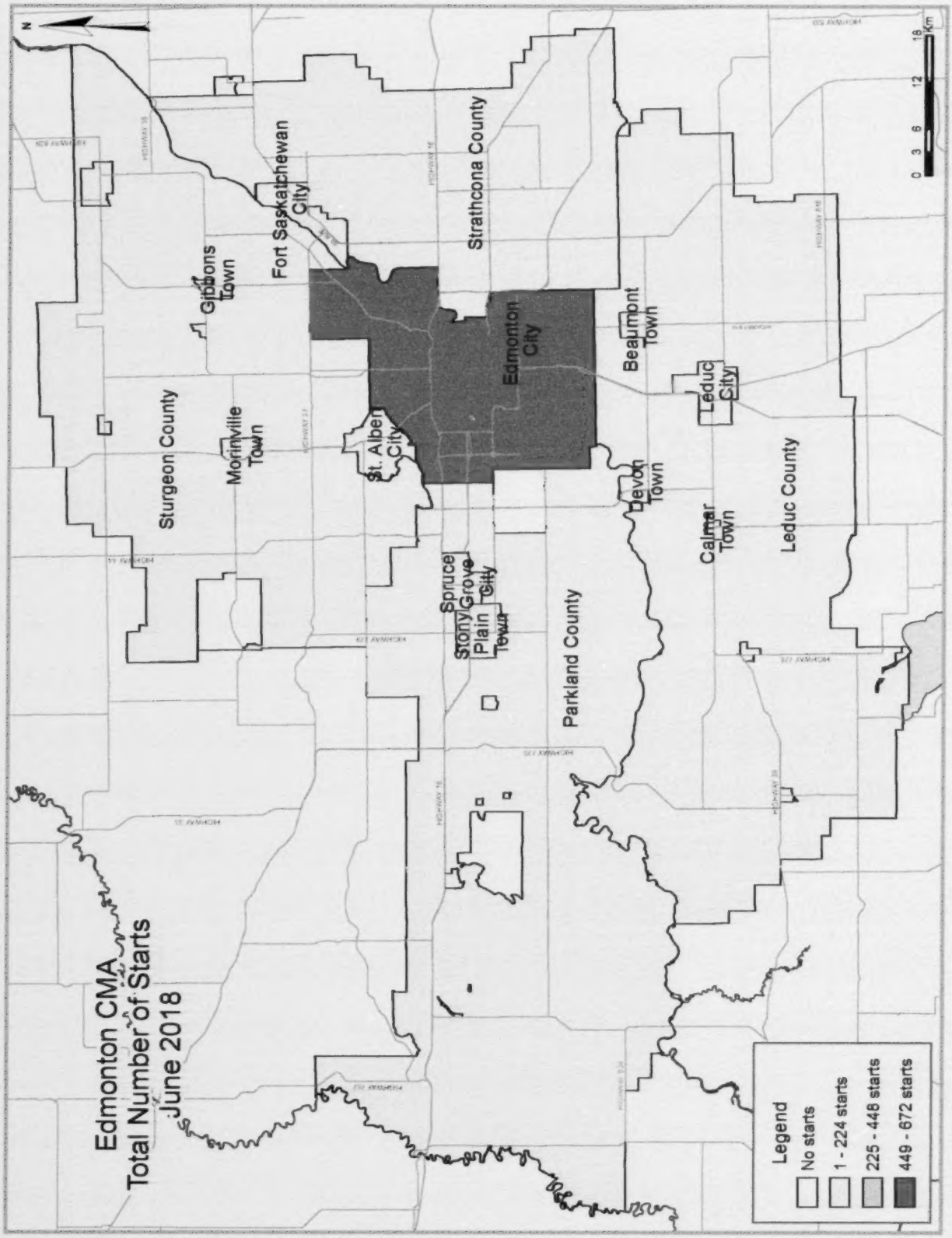
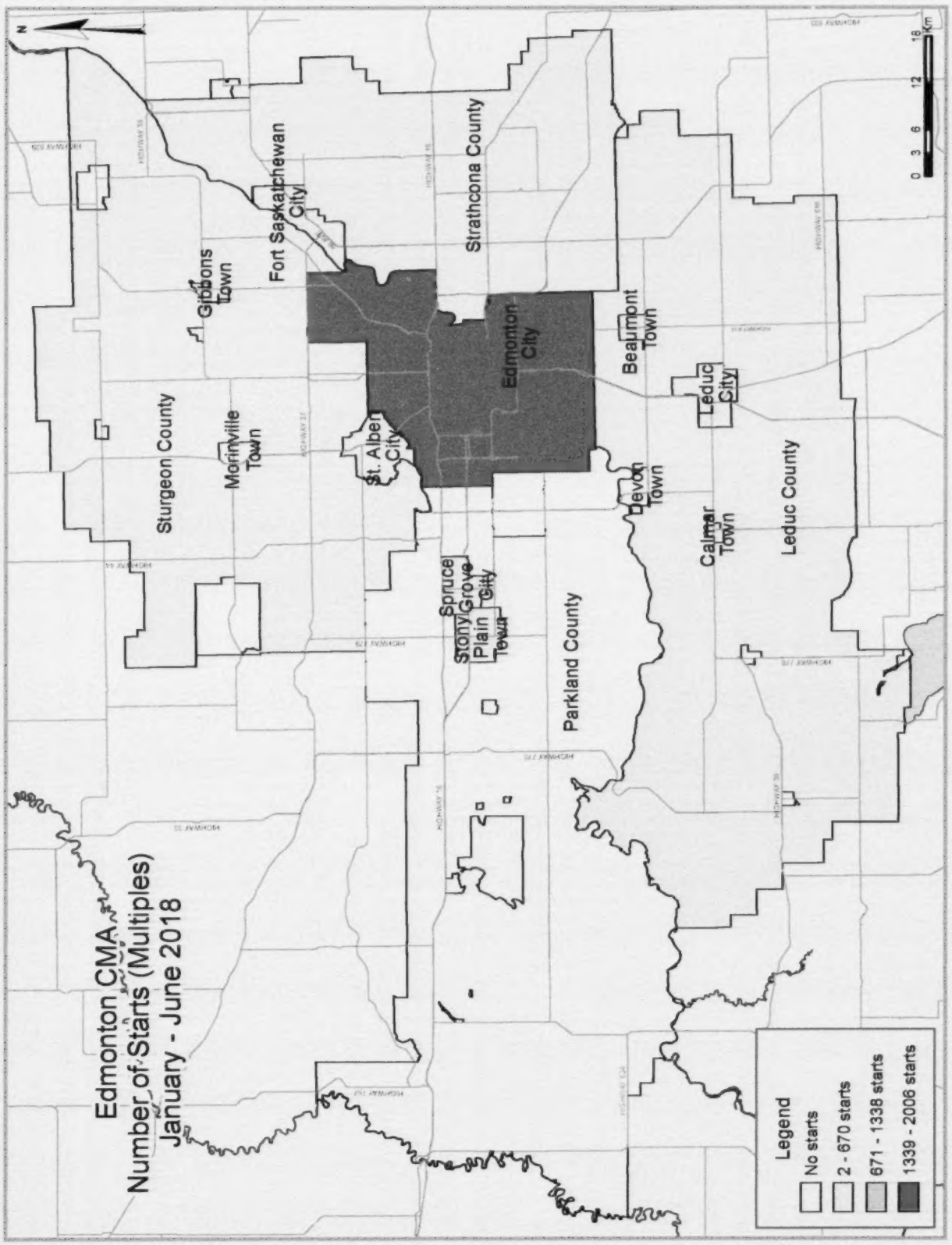
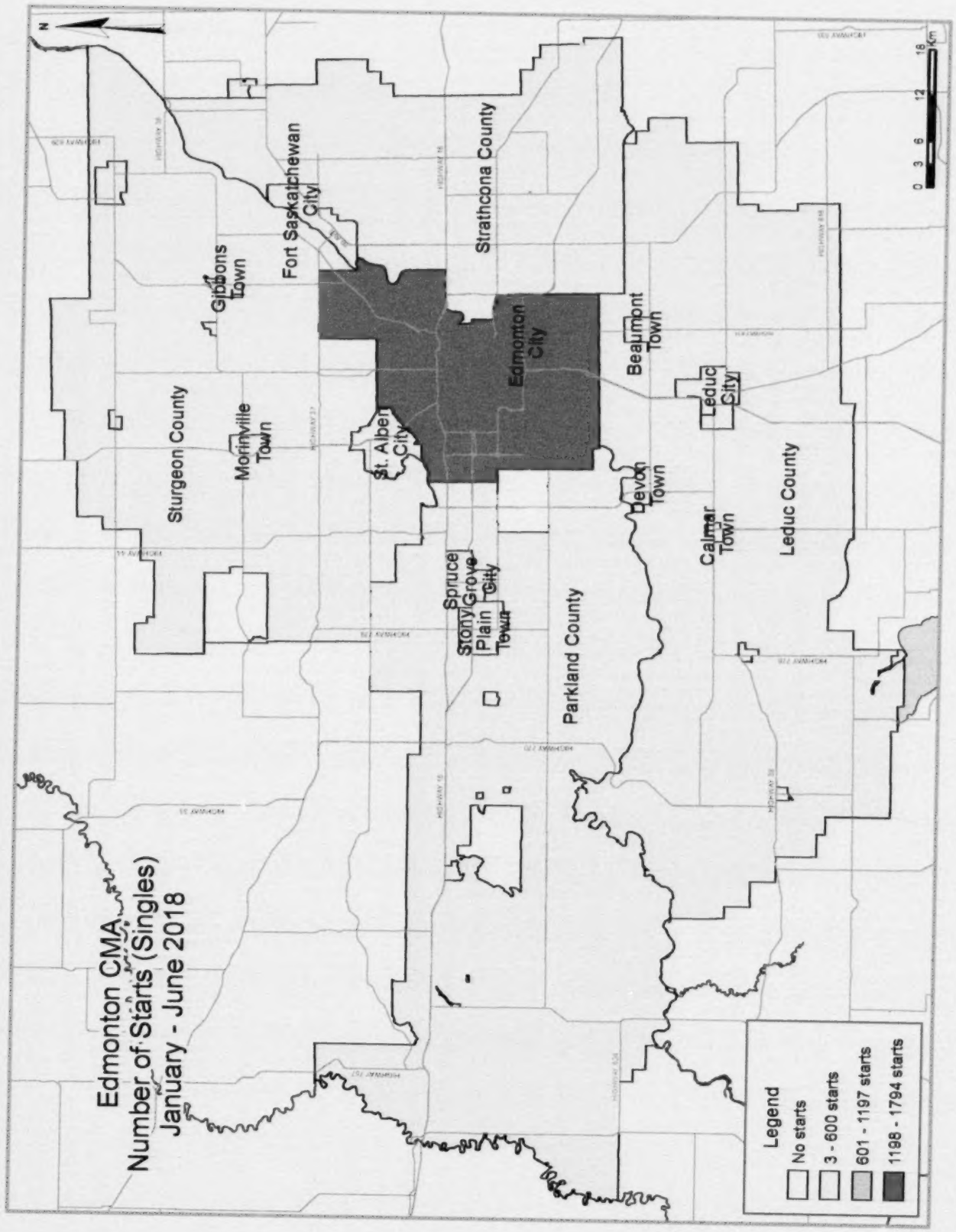
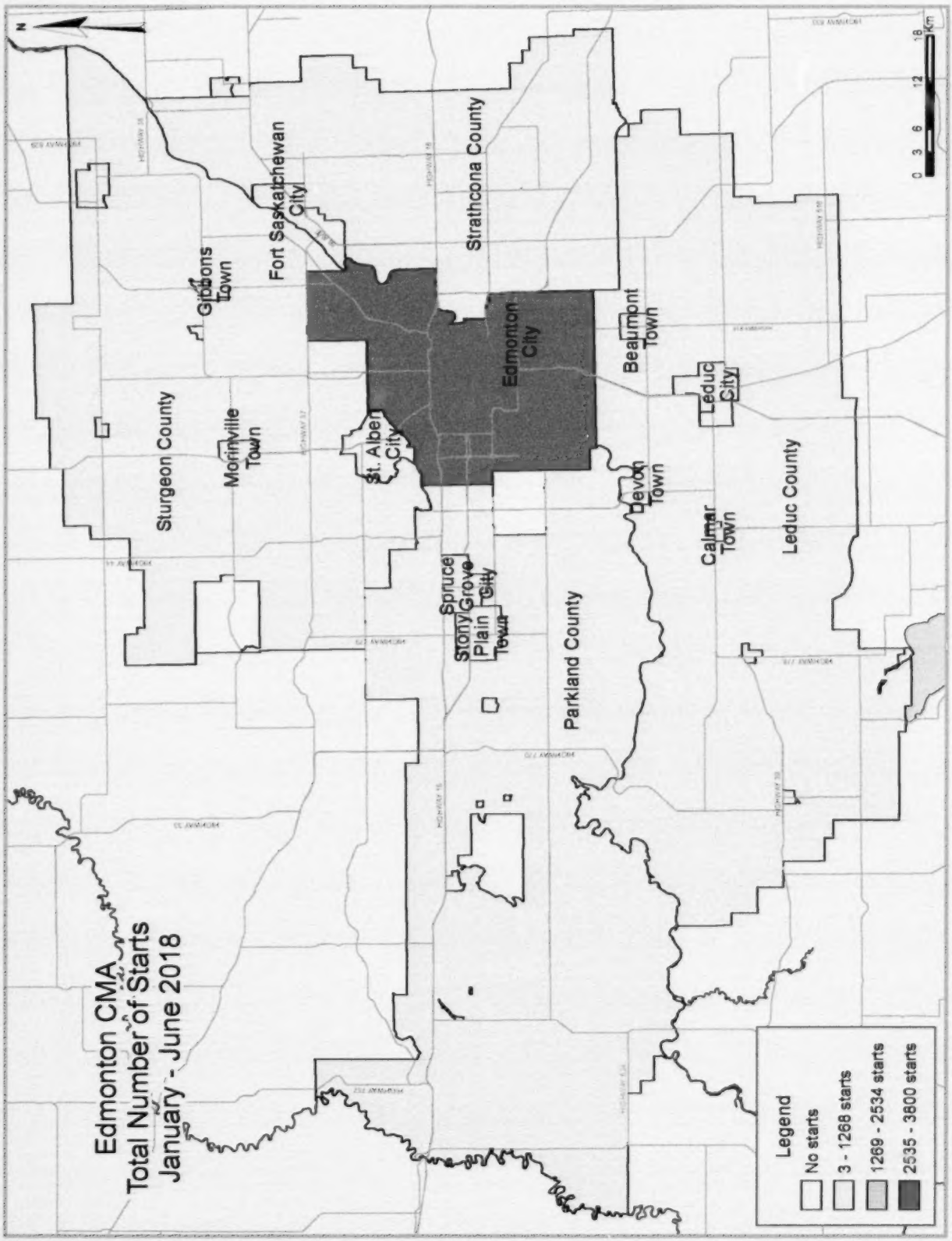

Edmonton CMA
Number of Starts (Multiples)
June 2018
Legend
No starts
2 - 112 starts
113 - 222 starts
223 - 332 starts
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
June 2018
Legend
No starts
1 - 114 starts
115 - 227 starts
228 - 340 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
June 2018
Legend
No starts
1 - 224 starts
225 - 448 starts
449 - 672 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - June 2018
N
0 3 6 12 18 Km
Legend
No starts
2 - 670 starts
671 - 1338 starts
1339 - 2006 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - June 2018
Legend
No starts
3 - 600 starts
601 - 1197 starts
1198 - 1794 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - June 2018
Legend
No starts
3 - 1268 starts
1269 - 2534 starts
2535 - 3800 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
Edmonton CMA[1]	May 2018	June 2018
Trend[2]	9,927	10,087
SAAR	11,163	9,737
	June 2017	June 2018
Actual		
June - Single-Detached	570	475
June - Multiples	261	387
June - Total	831	862
January to June - Single-Detached	2,286	2,451
January to June - Multiples	3,443	2,396
January to June - Total	5,729	4,847

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2018	475	162	51	0	34	128	0	12	862
June 2017	570	170	33	0	53	0	0	5	831
% Change	-16.7	-4.7	54.5	n/a	-35.8	n/a	n/a	140.0	3.7
Year-to-date 2018	2,451	896	406	0	319	488	3	284	4,847
Year-to-date 2017	2,281	884	193	5	339	1,220	59	748	5,729
% Change	7.5	1.4	110.4	-100.0	-5.9	-60.0	-94.9	-62.0	-15.4
UNDER CONSTRUCTION									
June 2018	3,331	1,166	668	2	566	3,006	31	1,623	10,393
June 2017	2,818	1,110	333	10	616	3,268	140	1,862	10,157
% Change	18.2	5.0	100.6	-80.0	-8.1	-8.0	-77.9	-12.8	2.3
COMPLETIONS									
June 2018	352	134	46	0	18	38	0	413	1,001
June 2017	500	180	37	0	79	78	12	61	947
% Change	-29.6	-25.6	24.3	n/a	-77.2	-51.3	-100.0	**	5.7
Year-to-date 2018	2,293	802	239	3	334	464	69	465	4,669
Year-to-date 2017	2,250	952	218	2	314	760	56	890	5,442
% Change	1.9	-15.8	9.6	50.0	6.4	-38.9	23.2	-47.8	-14.2
COMPLETED & NOT ABSORBED									
June 2018	841	468	109	3	157	672	n/a	n/a	2,250
June 2017	665	358	76	2	140	999	n/a	n/a	2,240
% Change	26.5	30.7	43.4	50.0	12.1	-32.7	n/a	n/a	0.4
ABSORBED									
June 2018	367	109	45	0	20	33	n/a	n/a	574
June 2017	457	172	33	0	64	17	n/a	n/a	743
% Change	-19.7	-36.6	36.4	n/a	-68.8	94.1	n/a	n/a	-22.7
Year-to-date 2018	2,146	692	216	4	254	534	n/a	n/a	3,846
Year-to-date 2017	2,167	941	221	3	304	509	n/a	n/a	4,145
% Change	-1.0	-26.5	-2.3	33.3	-16.4	4.9	n/a	n/a	-7.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2018	340	122	45	0	26	128	0	11	672
June 2017	395	100	33	0	25	0	0	5	558
Beaumont Town									
June 2018	12	16	0	0	0	0	0	0	28
June 2017	11	2	0	0	0	0	0	0	13
Devon Town									
June 2018	1	0	0	0	0	0	0	0	1
June 2017	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
June 2018	9	6	0	0	0	0	0	0	15
June 2017	13	4	0	0	2	0	0	0	19
Leduc City									
June 2018	17	2	0	0	0	0	0	0	19
June 2017	30	4	0	0	0	0	0	0	34
Leduc County									
June 2018	14	0	3	0	0	0	0	0	17
June 2017	2	0	0	0	0	0	0	0	2
Morinville Town									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	7	0	0	0	0	0	0	0	7
Parkland County									
June 2018	11	0	0	0	0	0	0	0	11
June 2017	12	0	0	0	0	0	0	0	12
Spruce Grove City									
June 2018	9	4	0	0	0	0	0	0	13
June 2017	15	34	0	0	0	0	0	0	49
St. Albert City									
June 2018	25	8	0	0	8	0	0	1	42
June 2017	28	14	0	0	12	0	0	0	54
Stony Plain Town									
June 2018	3	0	0	0	0	0	0	0	3
June 2017	9	0	0	0	0	0	0	0	9
Strathcona County									
June 2018	19	4	0	0	0	0	0	0	23
June 2017	26	12	0	0	14	0	0	0	52
Sturgeon County									
June 2018	9	0	0	0	0	0	0	0	9
June 2017	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
June 2018	4	0	3	0	0	0	0	0	7
June 2017	4	0	0	0	0	0	0	0	4
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2018	475	162	51	0	34	128	0	12	862
June 2017	570	170	33	0	53	0	0	5	831

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2018	2,300	846	474	2	485	2,476	1	1,305	7,889
June 2017	1,908	698	240	8	493	2,990	63	1,606	8,006
Beaumont Town									
June 2018	106	44	13	0	0	22	0	2	187
June 2017	123	12	6	0	0	0	0	0	141
Devon Town									
June 2018	6	2	0	0	0	0	0	0	8
June 2017	7	4	0	0	0	32	0	0	43
Fort Saskatchewan City									
June 2018	70	46	47	0	4	0	0	0	167
June 2017	79	90	16	0	10	0	0	0	195
Leduc City									
June 2018	150	46	50	0	12	0	0	0	258
June 2017	106	44	23	0	19	0	0	0	192
Leduc County									
June 2018	54	0	3	0	0	0	0	0	57
June 2017	54	6	0	0	0	0	0	0	60
Morinville Town									
June 2018	16	2	0	0	0	0	0	0	18
June 2017	20	6	0	0	0	0	0	0	26
Parkland County									
June 2018	83	0	0	0	0	0	0	0	83
June 2017	75	2	0	0	0	0	0	0	77
Spruce Grove City									
June 2018	92	66	20	0	15	0	0	0	193
June 2017	79	106	0	0	23	0	6	0	214
St. Albert City									
June 2018	118	46	35	0	29	395	0	316	939
June 2017	93	50	13	0	29	127	0	164	476
Stony Plain Town									
June 2018	23	2	0	0	0	0	30	0	55
June 2017	24	14	0	0	0	12	71	0	121
Strathcona County									
June 2018	218	64	18	0	21	113	0	0	434
June 2017	170	78	27	2	39	107	0	92	515
Sturgeon County									
June 2018	65	2	0	0	0	0	0	0	67
June 2017	64	0	0	0	0	0	0	0	64
Remainder of the CMA									
June 2018	30	0	8	0	0	0	0	0	38
June 2017	16	0	8	0	3	0	0	0	27
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2018	3,331	1,166	668	2	566	3,006	31	1,623	10,393
June 2017	2,818	1,110	333	10	616	3,268	140	1,862	10,157

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2018	231	106	35	0	18	38	0	413	841
June 2017	345	128	34	0	61	78	0	61	707
Beaumont Town									
June 2018	22	4	3	0	0	0	0	0	29
June 2017	29	2	0	0	0	0	0	0	31
Devon Town									
June 2018	1	4	0	0	0	0	0	0	5
June 2017	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2018	7	4	0	0	0	0	0	0	11
June 2017	7	2	0	0	0	0	0	0	9
Leduc City									
June 2018	0	0	4	0	0	0	0	0	4
June 2017	15	8	0	0	7	0	0	0	30
Leduc County									
June 2018	7	0	0	0	0	0	0	0	7
June 2017	6	0	0	0	0	0	0	0	6
Morinville Town									
June 2018	3	0	0	0	0	0	0	0	3
June 2017	9	4	0	0	0	0	0	0	13
Parkland County									
June 2018	8	0	0	0	0	0	0	0	8
June 2017	20	0	0	0	0	0	0	0	20
Spruce Grove City									
June 2018	12	8	0	0	0	0	0	0	20
June 2017	16	8	0	0	11	0	12	0	47
St. Albert City									
June 2018	15	8	0	0	0	0	0	0	23
June 2017	17	12	0	0	0	0	0	0	29
Stony Plain Town									
June 2018	4	0	0	0	0	0	0	0	4
June 2017	10	12	0	0	0	0	0	0	22
Strathcona County									
June 2018	28	0	4	0	0	0	0	0	32
June 2017	11	4	3	0	0	0	0	0	18
Sturgeon County									
June 2018	12	0	0	0	0	0	0	0	12
June 2017	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
June 2018	2	0	0	0	0	0	0	0	2
June 2017	6	0	0	0	0	0	0	0	6
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2018	352	134	46	0	18	38	0	413	1,001
June 2017	500	180	37	0	79	78	12	61	947

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2018	564	297	81	2	138	548	n/a	n/a	1,630
June 2017	419	214	59	2	106	779	n/a	n/a	1,579
Beaumont Town									
June 2018	39	4	0	0	0	0	n/a	n/a	43
June 2017	31	7	0	0	0	3	n/a	n/a	41
Devon Town									
June 2018	2	4	0	0	0	15	n/a	n/a	21
June 2017	3	0	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
June 2018	23	22	6	0	0	0	n/a	n/a	51
June 2017	16	21	4	0	0	0	n/a	n/a	41
Leduc City									
June 2018	49	31	6	0	1	0	n/a	n/a	87
June 2017	36	20	7	0	3	0	n/a	n/a	66
Leduc County									
June 2018	7	0	0	0	0	0	n/a	n/a	7
June 2017	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
June 2018	11	3	0	0	0	0	n/a	n/a	14
June 2017	8	2	0	0	0	0	n/a	n/a	10
Parkland County									
June 2018	6	0	0	0	0	0	n/a	n/a	6
June 2017	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
June 2018	40	66	2	0	6	18	n/a	n/a	132
June 2017	39	36	2	0	3	30	n/a	n/a	110
St. Albert City									
June 2018	33	17	1	0	2	72	n/a	n/a	125
June 2017	35	22	0	0	7	164	n/a	n/a	228
Stony Plain Town									
June 2018	17	8	1	0	0	12	n/a	n/a	38
June 2017	25	21	2	0	2	0	n/a	n/a	50
Strathcona County									
June 2018	40	16	8	1	9	7	n/a	n/a	81
June 2017	26	13	2	0	19	23	n/a	n/a	83
Sturgeon County									
June 2018	3	0	0	0	0	0	n/a	n/a	3
June 2017	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
June 2018	7	0	4	0	1	0	n/a	n/a	12
June 2017	7	2	0	0	0	0	n/a	n/a	9
First Nations									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2018	841	468	109	3	157	672	n/a	n/a	2,250
June 2017	665	358	76	2	140	999	n/a	n/a	2,240

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2018	242	85	32	0	16	25	n/a	n/a	400
June 2017	304	125	29	0	43	16	n/a	n/a	517
Beaumont Town									
June 2018	20	5	3	0	0	0	n/a	n/a	28
June 2017	27	2	0	0	0	0	n/a	n/a	29
Devon Town									
June 2018	1	1	0	0	0	5	n/a	n/a	7
June 2017	0	2	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
June 2018	10	2	0	0	0	0	n/a	n/a	12
June 2017	7	2	1	0	1	0	n/a	n/a	11
Leduc City									
June 2018	0	0	7	0	3	0	n/a	n/a	10
June 2017	13	5	0	0	5	0	n/a	n/a	23
Leduc County									
June 2018	8	0	0	0	0	0	n/a	n/a	8
June 2017	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
June 2018	3	0	0	0	0	0	n/a	n/a	3
June 2017	8	6	0	0	0	0	n/a	n/a	14
Parkland County									
June 2018	8	0	0	0	0	0	n/a	n/a	8
June 2017	19	0	0	0	0	0	n/a	n/a	19
Spruce Grove City									
June 2018	18	6	0	0	1	0	n/a	n/a	25
June 2017	22	8	0	0	11	1	n/a	n/a	42
St. Albert City									
June 2018	16	6	2	0	0	0	n/a	n/a	24
June 2017	18	16	0	0	3	0	n/a	n/a	37
Stony Plain Town									
June 2018	3	2	0	0	0	0	n/a	n/a	5
June 2017	9	5	0	0	0	0	n/a	n/a	14
Strathcona County									
June 2018	23	2	1	0	0	3	n/a	n/a	29
June 2017	9	1	3	0	1	0	n/a	n/a	14
Sturgeon County									
June 2018	12	0	0	0	0	0	n/a	n/a	12
June 2017	9	0	0	0	0	0	n/a	n/a	9
Remainder of the CMA									
June 2018	3	0	0	0	0	0	n/a	n/a	3
June 2017	5	0	0	0	0	0	n/a	n/a	5
First Nations									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2018	367	109	45	0	20	33	n/a	n/a	574
June 2017	457	172	33	0	64	17	n/a	n/a	743

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2008 - 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Edmonton City	340	395	122	100	71	58	139	5	672	558	20.4
Beaumont Town	12	11	16	2	0	0	0	0	28	13	115.4
Calmar Town	0	1	0	0	3	0	0	0	3	1	200.0
Devon Town	1	2	0	0	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	9	13	6	6	0	0	0	0	15	19	-21.1
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	17	30	2	4	0	0	0	0	19	34	-44.1
Leduc County	14	2	0	0	3	0	0	0	17	2	**
Morinville Town	2	7	0	0	0	0	0	0	2	7	-71.4
Parkland County	11	12	0	0	0	0	0	0	11	12	-8.3
Spruce Grove City	9	15	4	34	0	0	0	0	13	49	-73.5
St. Albert City	25	28	8	14	8	12	1	0	42	54	-22.2
Stony Plain Town	3	9	0	0	0	0	0	0	3	9	-66.7
Strathcona County	19	26	4	22	0	4	0	0	23	52	-55.8
Sturgeon County	9	16	0	0	0	0	0	0	9	16	-43.8
Remainder of the CMA	3	3	0	0	0	0	0	0	3	3	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	475	570	162	182	85	74	140	5	862	831	3.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	1,794	1,616	704	612	596	449	706	1,753	3,800	4,430	-14.2
Beaumont Town	78	91	34	10	7	6	2	0	121	107	13.1
Calmar Town	0	3	0	0	3	0	0	0	3	3	0.0
Devon Town	3	7	0	2	0	0	0	0	3	9	-66.7
Fort Saskatchewan City	38	57	20	50	27	0	0	0	85	107	-20.6
Gibbons Town	4	0	0	0	0	3	0	0	4	3	33.3
Leduc City	111	89	30	32	23	28	0	0	164	149	10.1
Leduc County	30	22	0	4	3	0	0	0	33	26	26.9
Morinville Town	6	21	0	10	0	0	0	0	6	31	-80.6
Parkland County	42	40	0	2	0	0	0	0	42	42	0.0
Spruce Grove City	84	76	36	80	20	8	0	0	140	164	-14.6
St. Albert City	95	76	40	36	30	21	2	164	167	297	-43.8
Stony Plain Town	20	21	2	10	0	0	0	0	22	31	-29.0
Strathcona County	103	110	38	78	9	30	62	51	212	269	-21.2
Sturgeon County	33	46	2	0	0	0	0	0	35	46	-23.9
Remainder of the CMA	10	11	0	0	0	4	0	0	10	15	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,451	2,286	906	926	718	549	772	1,968	4,847	5,729	-15.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Edmonton City	71	58	0	0	128	0	11	5
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	3	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	0	1	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	85	74	0	0	128	0	12	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	593	390	3	59	426	1,169	280	584
Beaumont Town	7	6	0	0	0	0	2	0
Calmar Town	3	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	0	0	0	0	0	0	0
Gibbons Town	0	3	0	0	0	0	0	0
Leduc City	23	28	0	0	0	0	0	0
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	20	8	0	0	0	0	0	0
St. Albert City	30	21	0	0	0	0	2	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	9	30	0	0	62	51	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	715	490	3	59	488	1,220	284	748

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Edmonton City	507	528	154	25	11	5	672	558
Beaumont Town	28	13	0	0	0	0	28	13
Calmar Town	3	1	0	0	0	0	3	1
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	15	17	0	2	0	0	15	19
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	19	34	0	0	0	0	19	34
Leduc County	17	2	0	0	0	0	17	2
Morinville Town	2	7	0	0	0	0	2	7
Parkland County	11	12	0	0	0	0	11	12
Spruce Grove City	13	49	0	0	0	0	13	49
St. Albert City	33	42	8	12	1	0	42	54
Stony Plain Town	3	9	0	0	0	0	3	9
Strathcona County	23	38	0	14	0	0	23	52
Sturgeon County	9	16	0	0	0	0	9	16
Remainder of the CMA	3	3	0	0	0	0	3	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	688	773	162	53	12	5	862	831

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	2,786	2,343	731	1,444	283	643	3,800	4,430
Beaumont Town	119	107	0	0	2	0	121	107
Calmar Town	3	3	0	0	0	0	3	3
Devon Town	3	9	0	0	0	0	3	9
Fort Saskatchewan City	85	99	0	8	0	0	85	107
Gibbons Town	4	0	0	3	0	0	4	3
Leduc City	164	144	0	5	0	0	164	149
Leduc County	33	26	0	0	0	0	33	26
Morinville Town	6	31	0	0	0	0	6	31
Parkland County	42	42	0	0	0	0	42	42
Spruce Grove City	140	156	0	8	0	0	140	164
St. Albert City	157	112	8	21	2	164	167	297
Stony Plain Town	22	31	0	0	0	0	22	31
Strathcona County	144	194	68	75	0	0	212	269
Sturgeon County	35	46	0	0	0	0	35	46
Remainder of the CMA	10	15	0	0	0	0	10	15
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,753	3,358	807	1,564	287	807	4,847	5,729

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Edmonton City	231	345	108	130	51	93	451	139	841	707	19.0
Beaumont Town	22	29	4	2	3	0	0	0	29	31	-6.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	4	0	0	0	0	0	5	0	n/a
Fort Saskatchewan City	7	7	4	2	0	0	0	0	11	9	22.2
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	0	15	0	8	4	7	0	0	4	30	-86.7
Leduc County	7	6	0	0	0	0	0	0	7	6	16.7
Morinville Town	3	9	0	4	0	0	0	0	3	13	-76.9
Parkland County	8	20	0	0	0	0	0	0	8	20	-60.0
Spruce Grove City	12	16	8	8	0	23	0	0	20	47	-57.4
St. Albert City	15	17	8	12	0	0	0	0	23	29	-20.7
Stony Plain Town	4	10	0	12	0	0	0	0	4	22	-81.8
Strathcona County	28	11	0	4	4	3	0	0	32	18	77.8
Sturgeon County	12	9	0	0	0	0	0	0	12	9	33.3
Remainder of the CMA	2	6	0	0	0	0	0	0	2	6	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	352	500	136	182	62	126	451	139	1,001	947	5.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	1,651	1,603	632	714	553	494	884	1,219	3,720	4,030	-7.7
Beaumont Town	110	101	22	18	6	0	0	0	138	119	16.0
Calmar Town	2	3	0	0	0	0	0	0	2	3	-33.3
Devon Town	4	5	6	10	0	0	32	0	42	15	180.0
Fort Saskatchewan City	31	26	20	22	0	4	0	0	51	52	-1.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	85	74	32	36	15	14	0	0	132	124	6.5
Leduc County	28	36	4	2	0	0	0	0	32	38	-15.8
Morinville Town	23	18	4	12	0	0	0	0	27	30	-10.0
Parkland County	80	63	0	0	0	0	1	0	81	63	28.6
Spruce Grove City	58	92	54	60	20	31	0	0	132	183	-27.9
St. Albert City	65	61	28	52	0	9	0	285	93	407	-77.1
Stony Plain Town	21	32	8	26	0	0	12	66	41	124	-66.9
Strathcona County	77	76	22	26	12	6	0	80	111	188	-41.0
Sturgeon County	55	46	0	0	0	0	0	0	55	46	19.6
Remainder of the CMA	8	16	0	4	4	0	0	0	12	20	-40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,298	2,252	832	982	610	558	929	1,650	4,669	5,442	-14.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Edmonton City	51	93	0	0	38	78	413	61
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	11	0	12	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	62	114	0	12	38	78	413	61

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	496	450	57	44	420	562	464	657
Beaumont Town	6	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	15	14	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	1	0
Spruce Grove City	12	19	8	12	0	0	0	0
St. Albert City	0	9	0	0	0	198	0	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	12	6	0	0	0	0	0	80
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	545	502	65	56	464	760	465	890

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Edmonton City	372	507	56	139	413	61	841	707
Beaumont Town	29	31	0	0	0	0	29	31
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	5	0
Fort Saskatchewan City	11	9	0	0	0	0	11	9
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	23	0	7	0	0	4	30
Leduc County	7	6	0	0	0	0	7	6
Morinville Town	3	13	0	0	0	0	3	13
Parkland County	8	20	0	0	0	0	8	20
Spruce Grove City	20	24	0	11	0	12	20	47
St. Albert City	23	29	0	0	0	0	23	29
Stony Plain Town	4	22	0	0	0	0	4	22
Strathcona County	32	18	0	0	0	0	32	18
Sturgeon County	12	9	0	0	0	0	12	9
Remainder of the CMA	2	6	0	0	0	0	2	6
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	532	717	56	157	413	73	1,001	947

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	2,463	2,490	732	839	525	701	3,720	4,030
Beaumont Town	138	119	0	0	0	0	138	119
Calmar Town	2	3	0	0	0	0	2	3
Devon Town	10	15	32	0	0	0	42	15
Fort Saskatchewan City	49	52	2	0	0	0	51	52
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	127	114	5	10	0	0	132	124
Leduc County	32	38	0	0	0	0	32	38
Morinville Town	27	30	0	0	0	0	27	30
Parkland County	80	63	0	0	1	0	81	63
Spruce Grove City	116	156	8	15	8	12	132	183
St. Albert City	93	111	0	209	0	87	93	407
Stony Plain Town	29	58	12	0	0	66	41	124
Strathcona County	101	105	10	3	0	80	111	188
Sturgeon County	55	46	0	0	0	0	55	46
Remainder of the CMA	12	20	0	0	0	0	12	20
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,334	3,420	801	1,076	534	946	4,669	5,442

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2018	53	21.9	70	28.9	66	27.3	23	9.5	30	12.4	242	495,000	535,575
June 2017	47	15.7	98	32.7	76	25.3	38	12.7	41	13.7	300	500,000	579,098
Year-to-date 2018	280	18.7	426	28.5	399	26.7	180	12.0	209	14.0	1,494	510,000	569,737
Year-to-date 2017	268	17.7	495	32.7	382	25.2	175	11.6	194	12.8	1,514	500,000	562,341
Beaumont Town													
June 2018	2	10.0	7	35.0	10	50.0	1	5.0	0	0.0	20	517,500	503,667
June 2017	6	22.2	8	29.6	10	37.0	2	7.4	1	3.7	27	500,000	490,851
Year-to-date 2018	12	12.9	23	24.7	47	50.5	7	7.5	4	4.3	93	525,000	513,596
Year-to-date 2017	14	15.4	43	47.3	28	30.8	5	5.5	1	1.1	91	490,000	485,836
Calmar Town													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Devon Town													
June 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	33.3	2	33.3	1	16.7	1	16.7	0	0.0	6	0	0
Year-to-date 2017	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Fort Saskatchewan City													
June 2018	0	0.0	6	60.0	3	30.0	1	10.0	0	0.0	10	477,500	491,773
June 2017	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	0	523,214
Year-to-date 2018	3	7.3	23	56.1	9	22.0	5	12.2	1	2.4	41	475,000	485,639
Year-to-date 2017	4	11.1	14	38.9	12	33.3	2	5.6	4	11.1	36	0	524,716
Gibbons Town													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2017	4	30.8	8	61.5	1	7.7	0	0.0	0	0.0	13	430,000	428,186
Year-to-date 2018	31	42.5	30	41.1	6	8.2	2	2.7	4	5.5	73	430,000	443,210
Year-to-date 2017	28	41.2	27	39.7	9	13.2	2	2.9	2	2.9	68	425,000	435,429
Leduc County													
June 2018	0	0.0	1	12.5	1	12.5	1	12.5	5	62.5	8	0	748,365
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	0	864,672
Year-to-date 2018	0	0.0	1	3.8	3	11.5	1	3.8	21	80.8	26	0	824,791
Year-to-date 2017	4	11.4	3	8.6	6	17.1	6	17.1	16	45.7	35	635,000	678,958
Morinville Town													
June 2018	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
June 2017	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	0	318,750
Year-to-date 2018	7	31.8	10	45.5	5	22.7	0	0.0	0	0.0	22	0	481,980
Year-to-date 2017	14	63.6	7	31.8	1	4.5	0	0.0	0	0.0	22	0	318,750

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
June 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2018	5	25.0	1	5.0	1	5.0	2	10.0	11	55.0	20	800,000	772,482
Year-to-date 2017	2	25.0	0	0.0	1	12.5	1	12.5	4	50.0	8	0	833,725
Spruce Grove City													
June 2018	9	50.0	4	22.2	2	11.1	1	5.6	2	11.1	18	422,500	482,156
June 2017	6	27.3	10	45.5	4	18.2	1	4.5	1	4.5	22	452,500	467,760
Year-to-date 2018	29	43.9	17	25.8	14	21.2	4	6.1	2	3.0	66	435,000	458,351
Year-to-date 2017	20	23.8	43	51.2	16	19.0	4	4.8	1	1.2	84	457,500	461,901
St. Albert City													
June 2018	0	0.0	1	6.3	1	6.3	3	18.8	11	68.8	16	732,500	776,287
June 2017	0	0.0	2	11.8	4	23.5	7	41.2	4	23.5	17	635,000	629,391
Year-to-date 2018	2	3.2	8	12.7	13	20.6	18	28.6	22	34.9	63	620,000	674,214
Year-to-date 2017	4	7.3	13	23.6	14	25.5	14	25.5	10	18.2	55	592,500	589,726
Stony Plain Town													
June 2018	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
June 2017	6	66.7	2	22.2	1	11.1	0	0.0	0	0.0	9	0	407,884
Year-to-date 2018	8	38.1	8	38.1	1	4.8	0	0.0	4	19.0	21	0	517,557
Year-to-date 2017	11	35.5	15	48.4	3	9.7	1	3.2	1	3.2	31	0	447,721
Strathcona County													
June 2018	0	0.0	1	4.5	9	40.9	4	18.2	8	36.4	22	637,500	725,082
June 2017	0	0.0	0	0.0	6	66.7	1	11.1	2	22.2	9	0	732,199
Year-to-date 2018	0	0.0	11	13.9	30	38.0	16	20.3	22	27.8	79	567,500	673,746
Year-to-date 2017	1	1.8	10	17.5	28	49.1	7	12.3	11	19.3	57	545,000	671,996
Sturgeon County													
June 2018	1	8.3	4	33.3	1	8.3	1	8.3	5	41.7	12	580,000	617,083
June 2017	2	22.2	1	11.1	0	0.0	1	11.1	5	55.6	9	0	648,333
Year-to-date 2018	7	13.5	10	19.2	10	19.2	7	13.5	18	34.6	52	640,000	609,898
Year-to-date 2017	7	14.3	6	12.2	7	14.3	9	18.4	20	40.8	49	695,000	629,886
Remainder of the CMA													
June 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	0	0
June 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2018	2	33.3	2	33.3	1	16.7	1	16.7	0	0.0	6	0	0
Year-to-date 2017	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	0	0
First Nations													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
June 2018	67	18.8	100	28.0	93	26.1	36	10.1	61	17.1	357	510,000	557,261
June 2017	81	18.8	132	30.7	106	24.7	52	12.1	59	13.7	430	500,000	562,837
Year-to-date 2018	390	18.9	572	27.7	540	26.2	244	11.8	318	15.4	2,064	510,000	565,681
Year-to-date 2017	384	18.6	678	32.8	509	24.7	228	11.0	265	12.8	2,064	500,000	553,497

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2018						
Submarket	**June 2018**	**June 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Edmonton City	535,575	579,098	-7.5	569,737	562,341	1.3
Beaumont Town	503,667	490,851	2.6	513,596	485,836	5.7
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	491,773	523,214	-6.0	485,639	524,716	-7.4
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	-	428,186	n/a	443,210	435,429	1.8
Leduc County	748,365	864,672	-13.5	824,791	678,958	21.5
Morinville Town	-	318,750	n/a	481,980	318,750	51.2
Parkland County	-	-	n/a	772,482	833,725	-7.3
Spruce Grove City	482,156	467,760	3.1	458,351	461,901	-0.8
St. Albert City	776,287	629,391	23.3	674,214	589,726	14.3
Stony Plain Town	-	407,884	n/a	517,557	447,721	15.6
Strathcona County	725,082	732,199	-1.0	673,746	671,996	0.3
Sturgeon County	617,083	648,333	-4.8	609,898	629,886	-3.2
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	557,261	562,837	-1.0	565,681	553,497	2.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

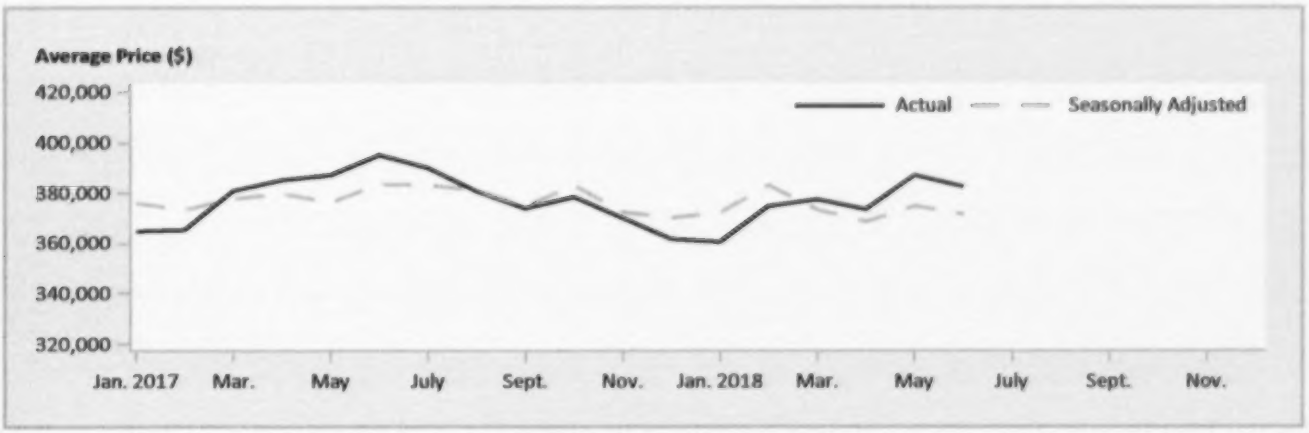


Figure 5.2: MLS® Residential Sales for Edmonton

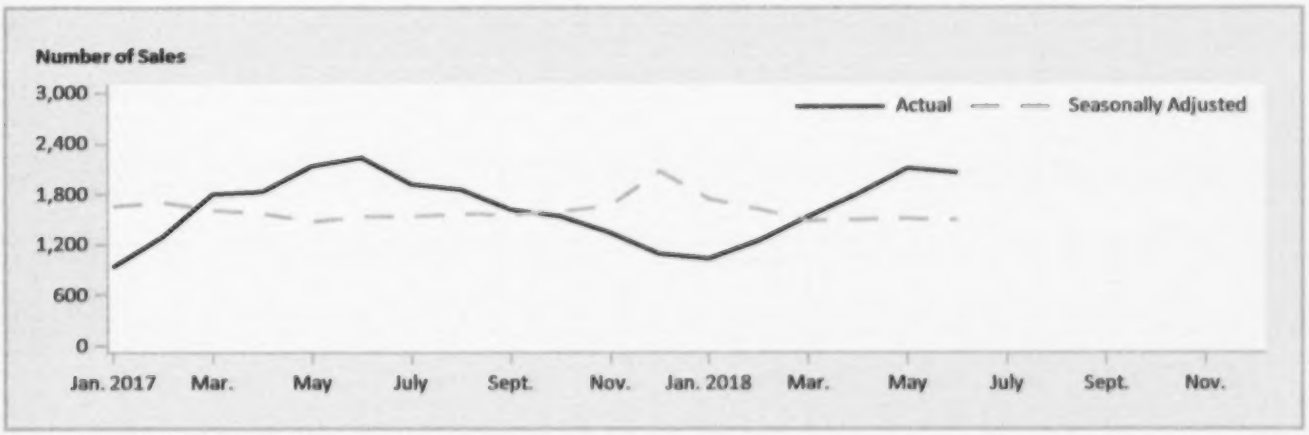
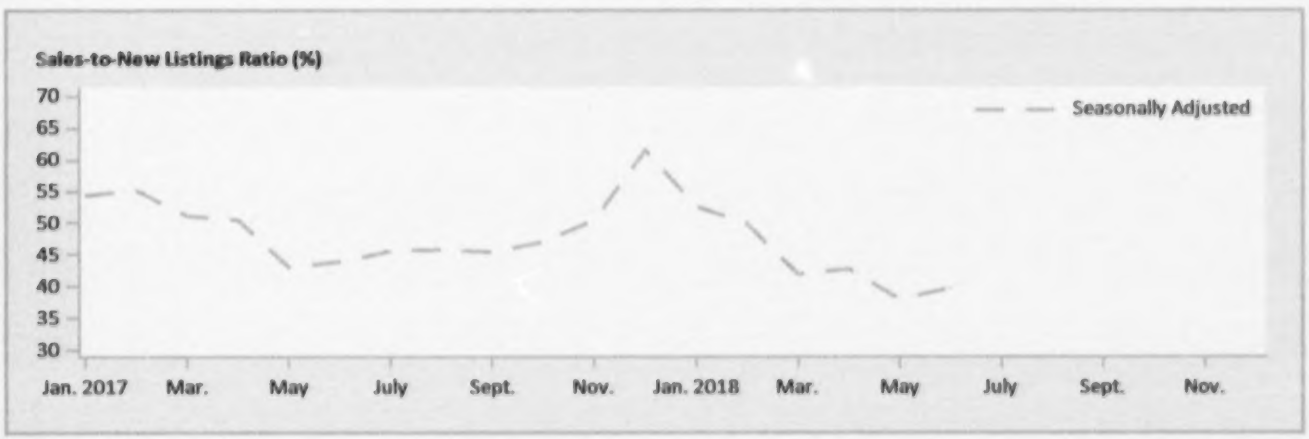


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2018

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14	99.7	140.0	762	6.7	71.0	1,149
	April	590	3.34	5.14	99.6	140.7	763	6.6	70.8	1,145
	May	601	3.49	5.34	99.6	140.8	767	6.5	71.1	1,145
	June	601	3.49	5.34		140.9	773	6.6	71.5	1,143
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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